

**80 Ulm Street, Ermington, NSW 2115**



**Sold House**

Wednesday, 27 December 2023

80 Ulm Street, Ermington, NSW 2115

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 581 m2**

**Type: House**



Kai Simbolon  
0294077800



Rowan Thredgold  
0294077800

## Contact agent

Offered for sale for the first time in over 53 years, this original family home offers potential to renovate, rebuild or a solid investment property with potential for dual income. A convenient location within easy access to main arterial roads, city busses, multiple parks, reputable schools, Western Sydney University, Parramatta CBD & local shopping. It also features:- Approx. 581.7m<sup>2</sup> block with wide 16.15m frontage, sewer line at rear & R2 zoning- Tidy timber kitchen with tiled splashback & plenty of cupboard space- One bedroom self contained granny flat currently leased for \$300 per week- Combined lounge & dining area flowing onto sunroom- Three bedrooms with walk in robe to main- Slate floors, air conditioning & extra storage- Original tidy bathroom- Laundry facilities- Large level yard with direct access to park at the rear- Driveway access to single car port